

**Broadstreet Properties Ltd.**  
**c/o Trevor Dickie, VP of Real Estate Development**  
100 St. Ann's Road  
Campbell River  
V9W 4C4

*October 30<sup>th</sup>, 2023*

**Re: Tree Retention Assessment Within the Proposed Development at 2123 Hector Road  
Tree Survey**

Dear **Mr. Dickie**,

This letter provides information from the tree retention assessment conducted at 2123 Hector Road, Comox, BC by Pacificus Biological Services (Pacificus) on September 29<sup>th</sup>, 2022. At the request of Seymour Pacific Developments Ltd. (Seymour Pacific), Pacificus conducted a survey of the number of trees on the Hector Road lot that would be subject to the Town of Comox Tree Retention Policy<sup>1</sup> for urban development projects. This letter outlines the results of the assessment and approximate number of trees that will be retained within proposed vegetation retention areas.

**Background**

Seymour Pacific is proposing the multi-phase development of the 12.0 acre parcel of land at 2123 Hector Road (PID: 023-020-148) that is bordered by Aspen Road to the west and Hector Road to the north, within the town of Comox. The parcel is currently undeveloped and contains a mixture of trees, shrubs and open areas that will be partially cleared prior to construction works. The property is currently zoned within DPA #3- General Multi-Family, and as such Seymour Pacific plan to develop the lot by constructing 5-story rental and “for-sale” units, with a stormwater detention pond and through-road (Figure 1). As the unit is currently forested, vegetation will require clearing prior to construction works. As per Section 5.01 of the Town of Comox Tree Retention Policy, development of the lot will require a “minimum 30% tree retention/replacement of existing trees of a diameter at 1.5 m above the tree base of 20.0 cm or more, and their long-term protection, based on parcel area net of road rights-of-way”. To this end, Qualified Environmental Professionals Alex Heckels, MSc., and Brittany Blanchard, BBRM, of Pacificus, conducted a survey to estimate the number of trees on the lot that met the specified size criteria. The survey was conducted on September 29<sup>th</sup>, 2022. Weather during the survey was sunny.

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<sup>1</sup> City of Comox, 2022. Tree Retention Policy CCL-067.

## Methodology

The survey consisted of five, five meter wide transects spaced 50 m apart, from the western to eastern property boundary (Figure 2). The number of trees with a diameter equal to, or greater than 20.0 cm, 1.5 m from the base of the tree within the survey area were counted to determine a representative estimate of the total number of trees above the specified size criteria on the property. The species of trees that met the size criteria were also recorded.

## Results

An area of 1.26 ac was sampled during the survey. Within this area, 10 Bigleaf maple (*Acer macrophyllum*), 34 Black cottonwood (*Populus trichocarpa*), 55 Douglas fir (*Pseudotsuga menziesii*), 6 Red alder (*Alnus rubra*), 9 Spruce (*Picea spp.*), 3 Western hemlock (*Tsuga heterophylla*), and 1 Western redcedar (*Thuja plicata*) with a diameter equal to, or greater than 20.0 cm, 1.5 m from the tree base were observed. Survey results indicate a density of trees that meet the size criteria of 93.2 trees per acre, providing an estimate of 953 total trees on the lot.

As of October 2023, design plans of the proposed development contain an area of approximately 2.27 ac where no vegetation modification will occur. This would result in approximately 212 trees that exceed the specified size criteria within the undisturbed area. Based on the estimated number of trees above the specified size criteria on the entire lot provided above, 286 trees of a diameter at 1.5 m above the tree base of 20.0 cm will require retention or replacement post-development. As such, the planting of at least 74 trees within proposed green spaces will be required during development.

## Summary / Conclusion

A survey was conducted by Pacificus on September 29<sup>th</sup>, 2022, in order to estimate the number of trees on the lot at 2123 Hector Road, Comox, BC, that were greater than 20.0 cm in diameter, 1.5 m from the based of the tree, as per Section 5.01 of the Town of Comox Tree Retention Policy. It is estimated that 953 trees are present on the lot that meet the specified size criteria, and therefore approximately 286 trees must be retained or replaced on the property.

Sincerely,



**Alex Heckels, MSc.**  
Pacificus Biological Services Ltd.

Reviewed by:



**Doug McCorquodale, RPBio.**  
Pacificus Biological Services Ltd.

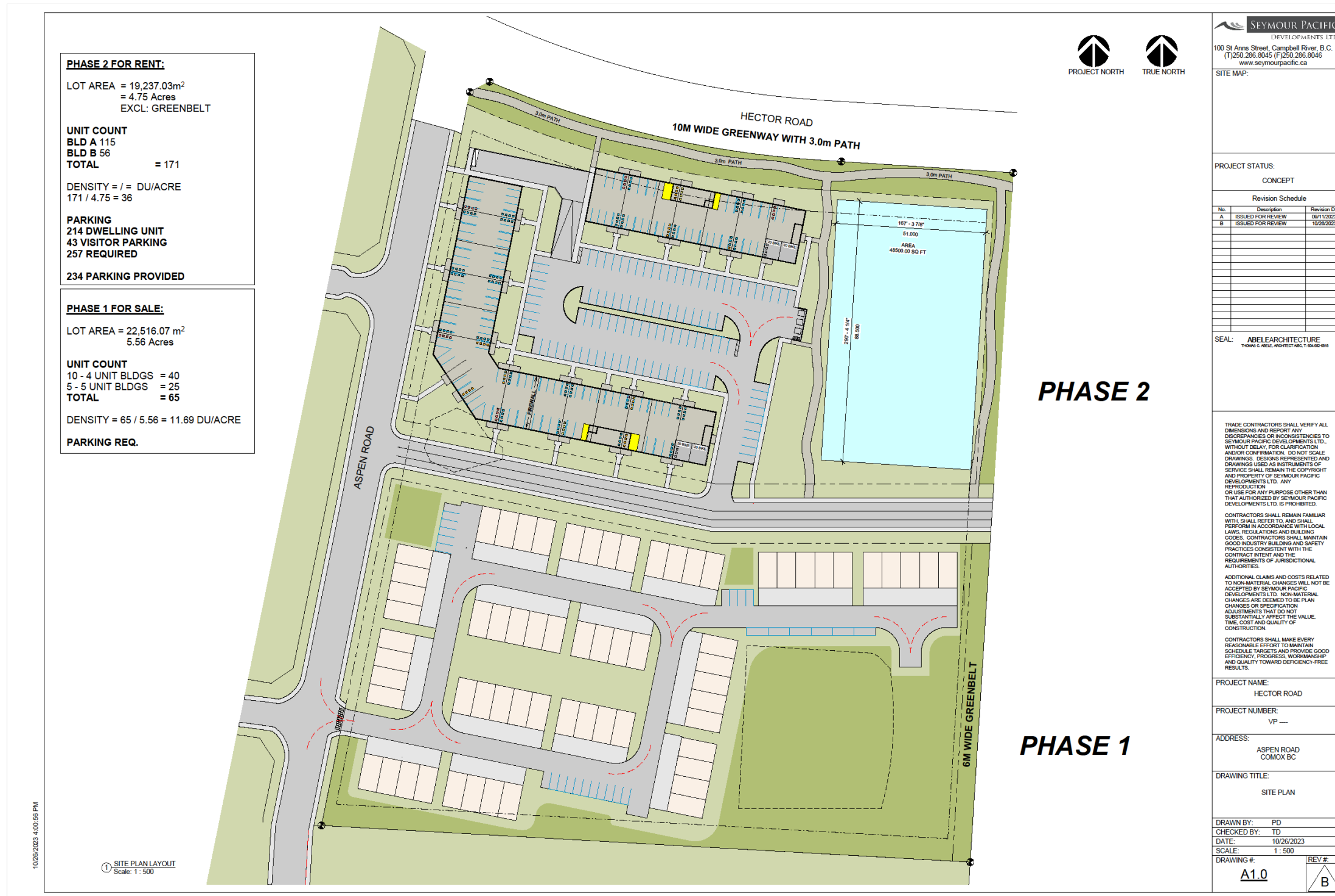


Figure 1. Map showing proposed development plans at 2123 Hector Road, Comox (PID: 023-020-148).

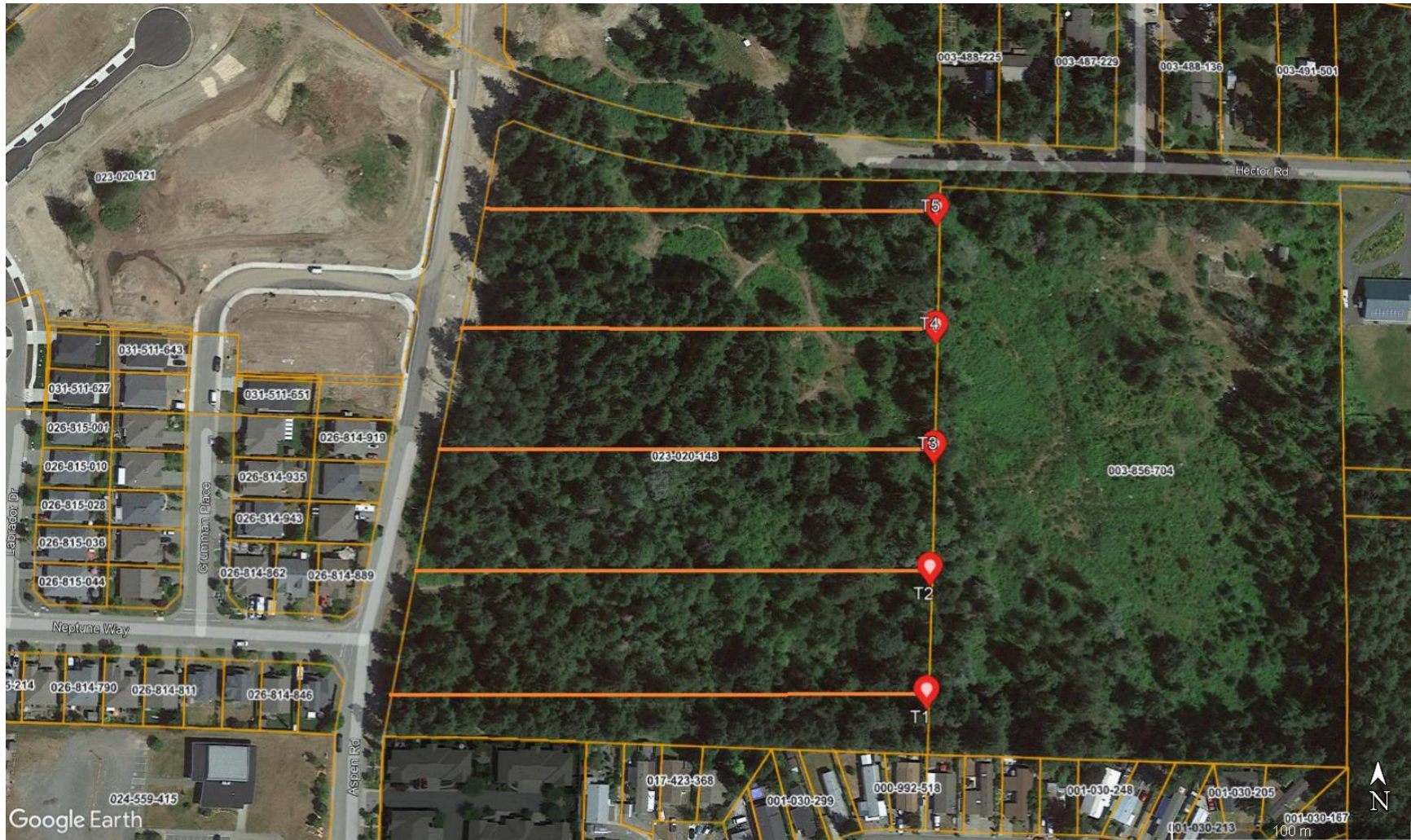


Figure 2. Aerial Imagery showing the location of the five transects conducted to estimate the number of trees with a diameter greater than 20.0 cm, 1.5 m from the tree base at 2123 Hector Road, Comox (PID: 023-020-148).